

Minutes of the ECROA Board of Directors Meeting

March 23, 2021

- 1. Call to Order. Establish Quorum and welcome guest speakers:** Meeting was called to order at 7:16 p.m. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were Aaron Hartzler, President; Sam Jones, Vice President; Susan DeLoren, Secretary and Jerry Carpenter. A quorum was declared.
- 2. Approval of February meeting minutes.** They were approved as corrected.
- 3. Welcoming Committee Report.** No report, however 13 New Member Packets have been requested since February's meeting.
- 4. Treasurer's Report.** Although the treasurer was absent, a report was submitted and copies were made available.
- 5. ACC and Parks Committee Report.** Steven's Drilling was called regarding a problem with the well servicing the Blvd. and Misty Bend Parks. The pump was repaired and is now running. However the service reported that approximately 300 feet of copper wiring and some piping had been stolen from the site and would have to be reordered before the job could be completed.

A lock was missing from the gate at the Eagle Ridge Park. Sam Reported that the lock has now been replaced. Two Ranch residents were present and complained about cars coming in and out of the park at 11:00 at night and disturbing the neighbors. The residents were advised to report such disturbances to the sheriff, whose responsibility included noise complaints after 10:00 p.m.

There were also complaints regarding potholes in the streets of the subdivision, specifically on Wildflower and Misty Bend. Residents were told to report the situations to County Commissioner for Precinct 4, Larry Wylie. Mr. Wylie would see that the potholes were filled. Mr. Wylie's office phone number was provided to the residents.

Neighbors continue to complain about large mounds of trash in the front yard of a residence on Harvest Lane and the residence of James Hamilton on Eagle Creek Drive. After the 2nd letter to Mr. Hamilton telling him that he was in violation of property restrictions on visible trash on his property, the trash was moved to the back of his property and is no longer visible from the street. However there is now at least one inoperable vehicle on the property. If a 3rd letter is sent it will result in the situation being turned over to the board, which could refer it for legal action depending on circumstances.

A mobile home was repossessed and was moved off a property, but it was left sitting in the middle of the street in front of the property causing a traffic hazard. The home mover was contacted, and the company stated that another company has the responsibility of moving the home out of the subdivision, but that their moving vehicle had broken down en route to pick up the home. The sheriff was called, came out and cordoned off the mobile home, set out markers and stationed a deputy at the scene until the next day when the home was finally moved away.

Questions arose regarding the construction site on Hwy. 181 between the Faifer warehouse and the Dollar General store. Sam spoke to a workman at the site and was told the construction was to be an event center which would be rented out and used only sporadically for events such as birthdays, anniversaries, Quinceneras, etc.

6. Old Business from previous meeting.

a. Need new bookkeeper. Tabled until May meeting.

b. Open BoD spot. Currently there are three Board openings. As of October there will be four openings when Jerry retires.

7. New Business. Residents complained about a rooster. The rooster apparently is at the residence at 104 Eagle Creek Ranch Blvd. The rooster begins crowing at 5:00 a.m. and continues sporadically all during the day. A discussion was held regarding the Deed Restrictions prohibiting the keeping of fowl in the subdivision and the failed attempt to amend the Restrictions to allow chickens (but not roosters) in the area. It was requested that Sam send a letter to the owner of the rooster advising him of the Deed Restriction prohibition against keeping poultry.

A discussion was held regarding the HOA's need for a way to communicate with the residents in times of emergency such as the water outage during the February freeze. The HOA will need email addresses or a phone number for each residence in digital format and an individual or affordable company to set up the list for contacting the residents. Sam has been looking into these needs but has had no luck so far. He will continue reaching out to his contacts, but he requested help from other board members and residents.

A discussion was held regarding fire hydrants in the area, their locations and how emergency services could locate them. Aaron stated that they should be marked by a reflector in the middle of the street adjacent to each hydrant. If reflectors are missing, that should be reported to Commissioner Wylie as marking the hydrants' locations was the county's responsibility.

Adjourn. At 8:25 Aaron moved to adjourn; Sam seconded. Motion carried.